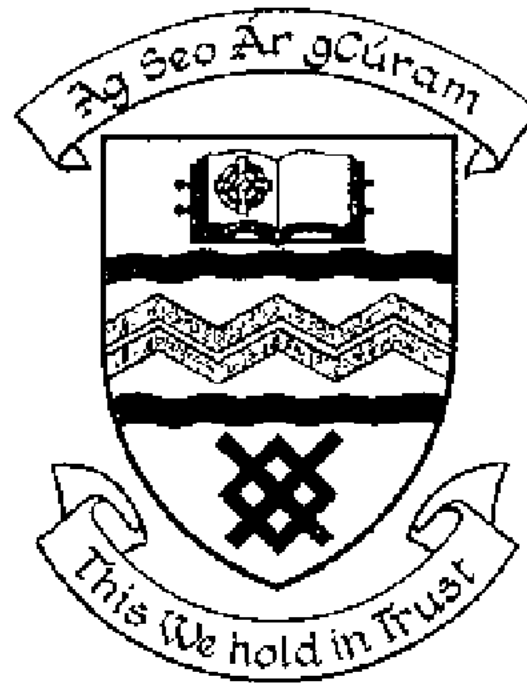


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0604	
1. Location	16 Ballynakelly Cottages, Newcastle, Co. Dublin.		
2. Development	A single storey dwellinghouse.		
3. Date of Application	31/08/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Ms. Verona Lenihan, Address: 16 Ballynakelly Cottages, Newcastle,		
5. Applicant	Name: Ms. Verona Lenihan, Address: 16 Ballynakelly Cottages, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 2185  Date 29/10/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No.  Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. .... Registrar	..... Date	..... Receipt No.	

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
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**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

**NOTIFICATION OF DECISION TO REFUSE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2185	Date of Decision 29/10/98
Register Reference S98A/0604	Date 31st August 1998

**Applicant** Ms. Verona Lenihan,  
**Development** A single storey dwellinghouse.  
**Location** 16 Ballynakelly Cottages, Newcastle, Co. Dublin.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to **REFUSE PERMISSION** in respect of the above proposal.

for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

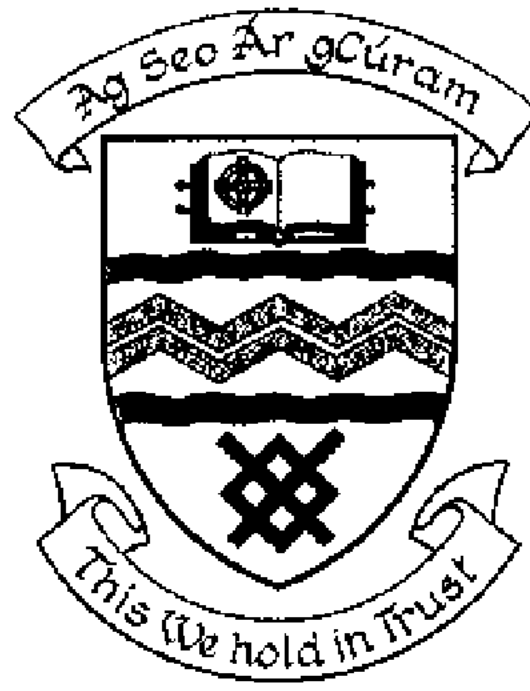
*MA*  
..... 29/10/98  
for SENIOR ADMINISTRATIVE OFFICER

Ms. Verona Lenihan,  
16 Ballynakelly Cottages,  
Newcastle,  
Co. Dublin.

**SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S98A/0604

**Reasons**

- 1 The proposed development would materially contravene the policies set out in paragraph 3.5.6 of the Dublin County Development Plan 1993 regarding private open space provision around dwellings in that the proposed rear garden length falls considerable short of the minimum distance of eleven metres required.
- 2 The proposed setback of the dwelling would materially infringe the existing building line which would be seriously injurious to the residential amenity and would devalue property in the vicinity by reason of overlooking and loss of privacy.
- 3 The existing sewerage system serving the area is seriously overloaded and there is no capacity to serve additional development due to lack of dilution within the receiving stream which accepts the treated effluent from the Newcastle Treatment works. The proposed development would therefore be premature by reason of the said deficiency in the provision of public piped sewerage facilities and the period within which such deficiencies may reasonably be expected to be made good.
- 4 The submission does not include any details of the proposed arrangements for surface water drainage to serve the development.